

After Recording Return To:
Tara Ohmann
LA Title Solutions, LLC
1130 Lee Blvd.
Lehigh Acres, FL 33936

This Instrument Prepared by:
Tara Ohmann
LA Title Solutions, LLC
1130 Lee Blvd.
Lehigh Acres, FL 33936

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
402304403002 and 402304403003
File No.: 14-0199

WARRANTY DEED

This Warranty Deed, made the 11th day of July, 2014, by **James F. Mcloughlin and Inova Valerio Mcloughlin**, hereinafter called the grantor, whose post office address is: 32 Gurdon St, Staten Island, NY 10314, to **DMX Enterprises LLC, a Florida limited liability company**, whose post office address is: 327 Acacia Dr, Port Orange, FL 32127, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, to wit:

Lots 5 and 6, Block 564, Punta Gorda Isles, Section 20, a Subdivision, according to the Plat thereof as recorded in Plat Book 11, Pages 2-A through 2-Z-42, of the Public Records of Charlotte County, Florida.

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2014, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Joan Grace James F. Mcloughlin
Printed Name: _____ James F. Mcloughlin

Witness Signature: Robert Senc-Cast Inova V. Mcloughlin
Printed Name: _____ Inova V. Mcloughlin

State of New York
County of Richmond

The foregoing instrument was acknowledged before me this 11th day of July, 2014 by James F. Mcloughlin and Inova Valerio Mcloughlin who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: Nov. 15, 2017

Notary Public Signature: [Signature]
Printed Name: Robert Ariola
Serial Number _____

ROBERT ARIOLA
Notary Public
State of New York
County of Richmond
Reg. No. 01AR6033256
Commission Exp. Nov. 15, 2017